

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For NPS use only

received

date entered

## 1. Name

historic Apartments and Flats of Downtown Indianapolis

and/or common Same

## 2. Location

street & number Indianapolis Regional Center  
(See Continuation Sheet)

N/A not for publication

city, town Indianapolis N/A vicinity of

state Indiana code 018 county Marion code 097

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
<input checked="" type="checkbox"/> Thematic Resources	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: Apartments

## 4. Owner of Property

name Multiple Ownership (See Continuation Sheet)

street &amp; number

city, town N/A vicinity of state

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Center Township/  
Marion County Assessor's Office  
Room 1301, City-County Building  
street & number 200 E. Washington Street

city, town Indianapolis state Indiana 46204

## 6. Representation in Existing Surveys

title See Continuation Sheet has this property been determined eligible? ☒ yes ☒ no

date federal state county local

depository for survey records See Continuation Sheet

city, town state

## 7. Description

### Condition

☒ excellent  
☒ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☒ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved date N/A

### Describe the present and original (if known) physical appearance

This Downtown Apartments and Flats Thematic Resources nomination brings together a finite group of 37 individual structures related to each other primarily by building type and use. All 37 apartments and flats are located within the six-mile-square Indianapolis Regional Center area, as shown on Map 1. Most of the oldest properties are concentrated in the north half of the original 1821 Alexander Ralston Mile Square plan, now considered the heart of downtown Indianapolis. All known apartments and flats determined potentially eligible for listing in the National Register within the Regional Center area were surveyed and included in this thematic nomination. Structures known to have been built specifically as hotels, row town houses, and duplex doubles, were not considered eligible and were not included in this nomination. This thematic nomination is, therefore, the result of a comprehensive field survey effort and evaluation of all known properties historically built as apartments and flats located within this large, clearly definable geographic area.

The Regional Center area (see Map 1) is largely conditioned today by the original 1821 east-west and north-south grid street layout. Several blocks of the four diagonal avenues radiating from the center circle have been obliterated by modern in-fill construction. The most important topographical or landscape feature is the meandering curve of White River to the west. The block-wide green space between North Meridian and North Pennsylvania Streets, created by University Park and the World War Memorial Mall from Ohio Street north to Saint Clair Street, was designed in the 1920's. The area can be characterized as inner-city urban and primarily commercial. Five large National Register Historic Districts (Chatham Arch, Lockerbie Square, Fletcher Place, the Massachusetts Avenue Commercial District, and the Indianapolis Wholesale District) are located within the Regional Center. There are also numerous individual properties already listed in the National Register.

The earliest structure in the thematic group is the Sid-Mar <sup>(map)</sup> number 1) built in 1887. The latest building is the Wyndham (number 37) which dates from 1929. This roughly 40-year period constitutes the unifying chronological framework for this nomination. The period from 1890 to 1930 represents, in the history of Indianapolis, the time of greatest economic growth. The population of the city grew from 105,436 in 1890 to 364,161 in 1930. The construction of new housing units, apartments and flats, reflects that significant growth. The Indianapolis News in 1905, for example, listed 166 flats and apartments. Only a few of these properties have survived in the downtown Indianapolis area. Twelve from the 1905 list are included in this nomination.

As building types, apartments and flats were similar, but not exactly the same. From that 1905 list the Emelie (number 12) is a representative surviving example of the apartment type, where the plan is arranged as a suite of smaller rooms without a kitchen. The St. Clair (number 6), on the other hand, was a flat. Its larger rooms were more formally arranged and a sizable kitchen was included. The size, the number, and the arrangement of the rooms, and whether or not a kitchen was included (flats had kitchens) usually distinguished one building type from another.

All buildings in this thematic nomination were built of brick. In 1904 the Indianapolis City Council passed an ordinance outlawing frame buildings within the downtown area. Indiana limestone was used extensively for lintels and sills, and for stylistic detailing. The quality of materials and construction in this group is outstanding. Many of Indianapolis' best construction firms (Spink, Brown, Jungclaus, for example) were responsible for building these structures. The majority of these buildings were modestly scaled. Most are only three stories high. The Blacherne (number 3), the Savoy (number 5), the Rink (number 11), the Spink (Jefferson) (number 28), the Ambassador (number 31), the Shelton (number 32), the Dartmouth (number 35), and the Wyndham (number 37), are multi-story, "high-rise" exceptions. The range of architectural styles found in these apartments and

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input checked="" type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				Real Estate
				Development

Specific dates 1887-1929 Builder/Architect Various

### Statement of Significance (in one paragraph)

The many apartment buildings and flats surviving in Indianapolis' Regional Center provide a clear illustration of the city's transition, during the last quarter of the 19th century and the first quarter of the 20th, from a small, slow-growing community to a rapidly expanding metropolitan area.

Between the years 1890 and 1920 the population of the City of Indianapolis grew approximately 200%, climbing from 105,000 to 314,000. The percentage of foreign born residents dropped steadily during this period to only 8% of the population, although this was during the peak immigration years of 1900-1910. This suggests that the increase in population was due to the migration of rural dwellers looking for opportunities in the city. Housing for these new residents was a priority problem and multiple-dwelling housing, apartments and flats convenient to the economic and social hub of the downtown community, was a practical solution.

The growth of the city during most of the 19th century had done little to prove any short-sightedness in Alexander Ralston's 1821 Mile Square city plan. An unstable economy kept growth at a minimum with only 6,000 residing in the city in 1847. The Panic of 1855 brought growth to a standstill and in 1860, with many vacant lots still within the Mile Square, the population was only 18,611. The Civil War was the catalyst for the future growth of the city: Indianapolis was the recruiting area for the entire state. New railroads were built, and trade flourished due to the influx of soldiers and war officials. By war's end, the economy had stabilized and the city's future looked bright. Post-war speculation, however, brought about the Panic of 1873 which shook the new economic foundation of the city and severely curbed business growth until about 1884.

With the stabilization of the economy and the growth of industry and public services in the fourth quarter of the 19th century came the founding of the educational, medical, governmental and cultural institutions that further stimulated growth. These factors formed the solid base that resulted in rapid and steady population increases after 1880.

Industrial development in Indianapolis was based on the phenomenal growth of the railroads throughout the state in the 19th century. Twentieth century financial growth was stimulated by the frenetic development of the automobile industry in the city, with 44 auto manufacturers operating between 1899 and 1930. Industry, led by Eli Lilly & Co., grew steadily and banking, savings and loan, and trust institutions sprang up. The city's retail business grew significantly during this period and in 1901 its first retail merchants' association was formed. Indianapolis entered the 20th century with a fine public school system, two high schools and two colleges. The Indiana Law School, the Indiana Dental College, John Herron Art Institute, and the Indiana Medical School were all founded during this period and offered impressive educational opportunities.

Impressive public services were also developed during this period. Three telephone companies served the city by 1904. In 1881 Indianapolis Power & Light Company was founded, followed by Citizen's Gas (1890) and Indianapolis Light and Heat (1905). The Citizens Street Railway (1888) boasted of one hundred miles of track in the city by 1897.



## 9. Major Bibliographical References

See Continuation Sheet

## 10. Geographical Data

Acreeage of nominated property See Individual Properties

Quadrangle name Indianapolis West

Quadrangle scale 1:24,000

UTM References See individual properties

Regional Center:

A 

1	6	5	6	9	1	4	0	4	4	0	4	0	6	0
Zone		Easting				Northing								

B 

1	6	5	7	3	5	9	0	4	4	0	3	7	3	0
Zone		Easting				Northing								

C 

1	6	5	7	3	2	9	0	4	4	0	0	4	4	0
Zone		Easting				Northing								

D 

1	6	5	6	9	1	5	0	4	4	0	0	6	6	0
Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

**Verbal boundary description and justification** The thematic boundaries correspond with those of Indianapolis' Regional Center, as outlined on Map 1. Individual property boundaries are given on the inventory sheets.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
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## 11. Form Prepared By

name/title Karen S. Niggle, Samuel A. Roberson  
Sheryl D. Roberson, for

organization Historic Indianapolis, Inc.

date February 28, 1983

street & number 4611 N. Pennsylvania Street

telephone 317/283-1979

city or town Indianapolis

state Indiana 46205

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Indiana State Historic Preservation Officer

date

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

Bounded by Interstate 65 and a line extending west roughly along Fall Creek on the north, Interstates 65 and 70 on the east, Interstate 70 on the south, and the proposed alignment of Harding Street improvements on the west. (See Map 1)

The following properties are included in this nomination:

<u>Map No.</u>	<u>Photo No.</u>	<u>Address</u>	<u>Building Name</u>
1	1	401-403 Massachusetts Avenue	The Sid-Mar
2	2	120-128 North Delaware Street	Delaware Flats
3	3	402 North Meridian Street	The Blacherne
4	4	318-320 East Vermont Street	The Wil-Fra-Mar
5	5	36 West Vermont Street	The Savoy
6	6	109 West St. Clair Street	The St. Clair
7	7	348-356 Indiana Avenue	The Martens
8	8,9	126 East Vermont Street	The Colonial
		402-408 North Delaware Street	
9	10	402-416 North New Jersey Street	The Alexandra
		332-336 East Vermont Street	
10	11	627 North Pennsylvania Street	The Glencoe
11	12	✓ 401 North Illinois Street	The Rink (The Link)
12	13	326-330 North Senate Avenue	The Emelie
		301-303 West Vermont Street	
13	14	316 East Vermont Street	The Oxford
14	15	124-128 North East Street	The Harriett
15	16	310 North Alabama Street	The Baker
		341 Massachusetts Avenue	
16	17	✓ 829 North Pennsylvania Street	The Lodge
17	18	421-427 Massachusetts Avenue	The Massachusetts
18	19	✓ 919 North Pennsylvania Street	The Pennsylvania
19	20	643 Fort Wayne Avenue	The Wilson
20	21	✓ 801 North Pennsylvania Street	The Sylvania
		108 East St. Clair Street	
21	22,23	✓ 902 North Pennsylvania Street	The Plaza
		36 East 9th Street	
22	24,25	306 East New York Street	The Vienna
23	26	103 East 9th Street	The Cathcart
24	27	✓ 615 North Pennsylvania Street	The Grover
25	28	416-418 East Vermont Street	The Mayleeno
26	29	✓ 1001-1015 North Delaware Court	Delaware Court
27	30	✓ 821-823 North Pennsylvania Street	The Burton
28	31	230 East 9th Street	The Spink (Jefferson)
29	32	1005 North Pennsylvania Street	The Chadwick
30	33	✓ 611 North Pennsylvania Street	The McKay
31	34	39 East 9th Street	The Ambassador
32	35,36	825 North Delaware Street	The Shelton
33	37	37 West St. Clair Street	The Alameda
34	38	221 East 9th Street	The Myrtle Fern
35	39	221 East Michigan Street	The Dartmouth
36	40	412 North Alabama Street	The Devonshire
37	41,42	1040 North Delaware Street	The Wyndham

Apartments and Flats of Downtown Indianapolis  
Indianapolis, Indiana

CONTINUATION SHEET ITEM 4. OWNER OF PROPERTY

Page 2

OWNER

THE AMBASSADOR APARTMENT COMPANY  
423 Massachusetts Avenue  
Indianapolis, Indiana 46204

GLEN M. ATKINSON  
691 Brookview Drive  
Greenwood, Indiana 46142

ELVIN CHAPMAN  
615 North Pennsylvania Street  
Indianapolis, Indiana 46204

THE DARTMOUTH APARTMENT COMPANY  
423 Massachusetts Avenue  
Indianapolis, Indiana 46204

MICHELL J. & JANETTE S. FREIJE  
816 First Federal Building  
Indianapolis, Indiana 46204

JOHN R. & ANN C. FULTON  
1314 East 72nd Street  
Indianapolis, Indiana 46240

JEFF L. & JAN HAIR  
4302 East New York Street  
Indianapolis, Indiana 46201

RICHARD R. HAMILTON  
500 North Dearborn Street  
Indianapolis, Indiana 46201

CURTIS W. HUNTER  
5151 East 62nd Street  
Indianapolis, Indiana 46220

BENJAMIN F. JONES  
State Road 39, R. 6, Box 17  
Danville, Indiana 46122

PROPERTY

The Ambassador  
39 East 9th Street  
Indianapolis, Indiana 46204

The Devonshire  
412 North Alabama Street  
Indianapolis, Indiana 46204

The Grover (Chez Napoleon)  
615 North Pennsylvania Street  
Indianapolis, Indiana 46204

The Dartmouth  
221 East Michigan Street  
Indianapolis, Indiana 46204

The Shelton  
825 North Delaware Street  
Indianapolis, Indiana 46204

The Pennsylvania  
919 North Pennsylvania Street  
Indianapolis, Indiana 46204

The Mayleeno  
416-418 East Vermont Street  
Indianapolis, Indiana 46204

The Burton (Chalet)  
821-823 North Pennsylvania Street  
Indianapolis, Indiana 46204

The Chadwick  
1005 North Pennsylvania Street  
Indianapolis, Indiana 46204

The Spink (Jefferson)  
230 East 9th Street  
Indianapolis, Indiana 46204

The Myrtle Fern (Mayfair)  
221 East 9th Street  
Indianapolis, Indiana 46204

Apartments and Flats of Downtown Indianapolis  
Indianapolis, Indiana

CONTINUATION SHEET ITEM 4. OWNER OF PROPERTY

Page 3

THE LOCKERBIE COURT APARTMENT COMPANY  
423 Massachusetts Avenue  
Indianapolis, Indiana 46204

The Alexandra (Lockerbie Court)  
402-416 North New Jersey Street  
332-336 East Vermont Street  
Indianapolis, Indiana 46204

THE LODGE APARTMENT COMPANY  
423 Massachusetts Avenue  
Indianapolis, Indiana 46204

The Lodge  
829 North Pennsylvania Street  
Indianapolis, Indiana 46204

THE 421-427 MASSACHUSETTS AVENUE COMPANY  
423 Massachusetts Avenue  
Indianapolis, Indiana 46204

The Massachusetts  
421-427 Massachusetts Avenue  
Indianapolis, Indiana 46204

THE MCKAY APARTMENT COMPANY  
423 Massachusetts Avenue  
Indianapolis, Indiana 46204

The McKay  
611 North Pennsylvania Street  
Indianapolis, Indiana 46204

JAMES H. NEWLIN  
7105 South McLain Drive  
Indianapolis, Indiana 46217

The Sid-Mar (Old Point)  
401-403 Massachusetts Avenue  
Indianapolis, Indiana 46204

PETER J. PAGE  
11210 Lakeshore Drive, East  
Carmel, Indiana 46032

Delaware Flats  
120-128 North Delaware Street  
Indianapolis, Indiana 46204

THE PLAZA APARTMENT COMPANY  
423 Massachusetts Avenue  
Indianapolis, Indiana 46204

The Plaza  
902 North Pennsylvania Street  
36 East 9th Street  
Indianapolis, Indiana 46204

RUTH REID  
326 North Senate Avenue  
Indianapolis, Indiana 46204

The Emelie  
326-330 North Senate Avenue  
301-303 West Vermont Street  
Indianapolis, Indiana 46204

The Martens  
348-356 Indiana Avenue  
315 North Senate Avenue  
Indianapolis, Indiana 46204

RIPPERGER, INNIGER, FISHER & KENNERK  
9000 Keystone Crossing, Suite 510  
Indianapolis, Indiana 46240

Delaware Court  
1001-1015 North Delaware Street  
Indianapolis, Indiana 46202

Apartments and Flats of Downtown Indianapolis  
Indianapolis, Indiana

CONTINUATION SHEET ITEM 4. OWNER OF PROPERTY

Page 4

THE ST. CLAIR APARTMENT COMPANY  
423 Massachusetts Avenue  
Indianapolis, Indiana 46204

JAMES T. & MARY R. SCHRAGE  
1738 Sweet Gum Drive  
Indianapolis, Indiana 46260

DONALD E. SHAW  
1350 East 116th Street  
Carmel, Indiana 46032

J. ANTHONY & ALLEN SIMMONDS  
801 North Pennsylvania Street, Apt. C  
Indianapolis, Indiana 46204

FRANK SNYDER  
1040 North Delaware Street  
Indianapolis, Indiana 46202

LEO STENZ  
341 Massachusetts Avenue  
Indianapolis, Indiana 46204

HERBERT E. STRONG  
311 North Alabama Street  
Indianapolis, Indiana 46204

THE SYLVANIA APARTMENT COMPANY  
423 Massachusetts Avenue  
Indianapolis, Indiana 46204

CHAUNCEY & ALICE TIMMONS  
10239 State Road 26 East  
Lafayette, Indiana 47905

RUBY L. WILLOUGHBY  
541 East Market Street  
Indianapolis, Indiana 46204

The St. Clair  
109 West St. Clair Street  
Indianapolis, Indiana 46204

The Colonial  
126 East Vermont Street  
402-408 North Delaware Street  
Indianapolis, Indiana 46204

The Alameda (Shaw Apartments)  
37 West St. Clair Street  
Indianapolis, Indiana 46204

The Oxford  
316 East Vermont Street  
Indianapolis, Indiana 46204

The Wil-Fra-Mar  
318-320 East Vermont Street  
Indianapolis, Indiana 46204

The Wyndham  
1040 North Delaware Street  
Indianapolis, Indiana 46202

The Baker (Massala)  
310 North Alabama Street  
341 Massachusetts Avenue  
Indianapolis, Indiana 46204

The Vienna  
306 East New York Street  
Indianapolis, Indiana 46204

The Sylvania  
801 North Pennsylvania Street  
108 East St. Clair Street  
Indianapolis, Indiana 46204

The Glencoe  
627 North Pennsylvania Street  
Indianapolis, Indiana 46204

The Harriett  
124-128 North East Street  
Indianapolis, Indiana 46204



Apartments and Flats of Downtown Indianapolis  
Indianapolis, Indiana

CONTINUATION SHEET ITEM 4. OWNER OF PROPERTY (Revised)

Page 5

THE WILSON APARTMENT COMPANY  
423 Massachusetts Avenue  
Indianapolis, Indiana 46204

The Wilson  
643 Fort Wayne Avenue  
Indianapolis, Indiana 46204

MARILYN M. WILSON  
846 Middle Drive, Woodruff Place  
Indianapolis, Indiana 46201

The Cathcart  
103 East 9th Street  
Indianapolis, Indiana 46204

PAUL TIPPS, GENERAL PARTNER  
Blacherne Associates  
3038 North Federal Highway  
Fort Lauderdale, Florida 33306

The Blacherne  
402 North Meridian Street  
Indianapolis, Indiana 46204

PAUL TIPPS, GENERAL PARTNER  
Savoy-Hoosier Associates  
3038 North Federal Highway  
Fort Lauderdale, Florida 33306

The Rink (The Link)  
401 North Illinois Street  
Indianapolis, Indiana 46204

The Savoy  
36 West Vermont Street  
Indianapolis, Indiana 46204

Apartments and Flats of Downtown Indianapolis  
Indianapolis, Indiana

CONTINUATION SHEET ITEM 6. SURVEYS (Revised)

Page 6

The following properties in this Apartments and Flats of Downtown Indianapolis Thematic Resources nomination were listed in the National Register subsequent to this survey.

Title: Massachusetts Avenue Commercial District  
Date: December 2, 1982  
Depository of Survey Records: National Register of Historic Places  
City: Washington  
State: DC. 20243

Map No.

1. The Sid-Mar, 401-403 Massachusetts Avenue
4. The Wil-Fra-Mar, 318-320 East Vermont Street
9. The Alexandra, 402-416 North New Jersey Street
13. The Oxford, 316 East Vermont Street
15. The Baker, 310 North Alabama Street
17. The Massachusetts, 421-427 Massachusetts Avenue
22. The Vienna, 306 East New York Street
36. The Devonshire, 412 North Alabama Street

The following properties were excluded from this Apartments and Flats of Downtown Indianapolis Thematic Resources nomination because they were already listed in the National Register as properties in the Chatham-Arch Historic District at the time of this survey.

Title: Chatham-Arch Historic District  
Date: March 13, 1980  
Depository of Survey Records: National Register of Historic Places  
City: Washington  
State: D.C. 20243

The Argyle, 617 North East Street  
The Aviary, 450-452 East Walnut Street  
The Buschmann, 1026-1032 North College Avenue  
The Clifford, 709-711 North Park Avenue  
The Earl Bert, 919 North Broadway  
Fredohema Terrace, 726-728 North East Street  
The Kynett, 719-723 North Cleveland (once 721 North Adelaide)  
The Pawnee Apartments, 708 East Eleventh Street  
The Richelieu, 418-424 East North Street  
The Richelieu Annex, 614 North East Street  
The Utomin Apartment, 1108 North College Avenue & 668 East Eleventh Street  
The Walbrook Apartments, 1104 North College Avenue & 674 East Eleventh Street

Other surveys include:

Title: "Downtown Apartment Flats District," Historic Preservation Workpaper,  
Regional Center Plan, Greater Indianapolis Progress Committee  
Date: January, 1981  
Depository of Survey Records: Indianapolis Historic Preservation Commission  
Room 1821, City-County Building  
200 East Washington Street

City: Indianapolis  
State: Indiana 46204

flats is rather limited. The emphasis is on classical revival vocabulary—geometric plans with symmetric facades, columns, pilasters, keystones, dentil and modillion cornices. The Wilson (number 19) is an excellent example with its classical terra cotta Renaissance Revival style entrance facade. There are no examples of the more exuberant eclectic styles of the late nineteenth century, such as the picturesque Venetian of the Chateausque Gothic Rival, or even the colorful Victorian Gothic. Some elements of the massive Richardsonian Romanesque can be found in the Blacherne, but there are no Second Empire Style structures. An occasional upper story polygonal bay is a reminder of the Queen Anne. The predominant mood is classical, ranging from Renaissance to Colonial and Georgian Revival, which clearly parallels the preferred conservative domestic house styles of the time. The English Tudor Gothic Revival style begins to emerge in the 1920's. The Dartmouth and the Wyndham are excellent examples of this popular, twentieth century style. The McKay (number 30) is the only example in this thematic group, with Art Deco detailing.

#### SURVEY METHODOLOGY

A comprehensive Regional Center Plan was completed by the Greater Indianapolis Progress Committee in August of 1981 and published as Indianapolis 1980-2000. An important component of that plan was Historic Preservation. An Historic Preservation Subcommittee, comprised of Sallie Rowland, President of the Indianapolis Historic Preservation Commission, Chairman; Reid Williamson, President of Historic Landmarks Foundation of Indianapolis, Vice-Chairman; and seven other team members working with the professional staff of the Preservation Commission, produced an Historic Preservation Workpaper (January, 1981), which identified in Part IID of their Field Survey Report six potential thematic districts in the Regional Center, a six-milesquare area of inner-city Indianapolis bounded by I-65 and a line extending west, roughly along Fall Creek on the north, I-65 and I-70 on the east, I-70 on the south, and the proposed alignment of Harding Street improvements on the west. Thematic District Number 2, the "Downtown Apartments and Flats District," listed 47 properties.

This initial list compiled by the Historic Preservation Subcommittee served as the basis for a more intensive, in-depth field survey of the entire Regional Center area by two Indianapolis preservation firms, the Acquisition and Restoration Corporation and Samuel A. Roberson & Associates, under the sponsorship of Historic Indianapolis, Inc. As a result of that search, 24 additional structures were identified and added to the Workpaper list of 47, for a new total of 71 buildings to be evaluated. Only buildings which could be proven historically to have been constructed as apartments or flats were considered for this thematic nomination. Six structures, built originally as hotels, were removed from this new list of 71. See TABLE 1: EXCLUSIONS FROM REGIONAL CENTER AREA under I. HOTELS. Three structures, built originally as row town houses, were also removed from consideration. See EXCLUSIONS under II. ROW TOWN HOUSES. The brick Italianate style building at 614-616 North Senate Avenue was constructed as a Duplex Double, not an apartment flat. This building was taken out. See EXCLUSIONS under III. DUPLEX DOUBLE. One site, the Delmar, at 221 West Vermont Street, was demolished while this nomination was in progress. See EXCLUSIONS under IV. DEMOLISHED. Another property, the Martens, which had an address at both 348-356 Indiana Avenue and 315 North Senate Avenue, was mistakenly listed twice, once for each street address. See EXCLUSIONS under V. LISTED TWICE.

Twelve apartments and flats in the Chatham Arch Historic District were not considered for this thematic nomination since they were already listed (March 13, 1980) in the National Register. See EXCLUSIONS under VI. CHATHAM ARCH HISTORIC DISTRICT. These exclusions reduced the potential number of structures for consideration to 47. Eight buildings which are included in this thematic nomination were subsequently listed (December 2, 1982) in the National Register in the Massachusetts Avenue Commercial District while this thematic nomination was in progress. See ITEM 6. SURVEYS. After numerous on-site field inspections and careful application of the National Register's standards for determining the significance of historic properties, which is explained in more detail below, ten apartments and flats were determined as not meeting the Register's criteria. See EXCLUSIONS under VII. APARTMENT FLATS NOT MEETING NATIONAL REGISTER CRITERIA. The results of this in-depth and comprehensive survey confirmed a definable thematic group of 37 apartments and flats unified by a specific historical and cultural urban context, as well as by thematic building type.

TABLE 1

EXCLUSIONS FROM REGIONAL CENTER AREA

I. HOTELS

The Barton, 505 North Delaware Street  
The Haugh, 127 East Michigan Street  
The Hoosier, 430 Massachusetts Avenue  
The Pennsylvania, 947 North Pennsylvania Street  
The Seminole, 920 North Alabama Street  
The Spink Arms, 410 North Meridian Street

II. ROW TOWN HOUSES

The Apollo, 1101 North Alabama Street  
Ninth Street Court, 902-914 North Alabama Street  
211-223 West 9th Street  
PEARSON TERRACE, 928-940 N. ALABAMA

OLGA & VERA  
ILLINOIS ST.

III. DUPLEX DOUBLE

614-616 North Senate Avenue

IV. DEMOLISHED

The Delmar, 221 West Vermont Street



V. LISTED TWICE

The Martens, 348-356 Indiana Avenue and 315 North  
Senate Avenue

VI. CHATHAM ARCH HISTORIC DISTRICT

The Argyle, 617 North East Street  
The Aviary, 450-452 East Walnut Street  
The Buschmann, 1026-1032 North College Avenue  
The Clifford, 709-711 North Park Avenue  
The Earl Bert, 919 North Broadway  
Fredohema Terrace, 726-728 North East Street  
The Kynett, 719-723 North Cleveland (once 721 North  
Adelaide)  
The Pawnee Apartments, 708 East Eleventh Street  
The Richelieu, 418-424 East North Street  
The Richelieu Annex, 614 North East Street  
The Utomin Apartment, 1108 North College Avenue and  
668 East Eleventh Street  
The Walbrook Apartments, 1104 North College Avenue and  
674 East Eleventh Street

VII. APARTMENTS AND FLATS NOT MEETING NATIONAL REGISTER CRITERIA

The Avondale, 545-551 North Senate Avenue  
The Celeste, 402-404 East New York Street  
The Coburn, 205 East New York Street  
The Deauville, 548 North Senate Avenue  
The Eugenia, 302-310 West New York Street  
The Legacy, 615 Madison Avenue  
Rafert Flats, 1014-1018 North Alabama Street  
The Spink (Conquistador), 234 East 9th Street  
824 North Capitol Avenue  
1036-1044 North Illinois Street *El. Dec*

For this Downtown Apartment and Flats Thematic Resources nomination, the National Park Service Publication 171, "How to Complete National Register Forms," and the Interim Guidelines entitled, "How to Complete National Register Thematic Group Nomination Forms," were closely followed. In addition, the recent June, 1982, guidelines, "How to Apply the National Register Criteria for Evaluation," were used specifically to evaluate those initial 71 buildings located within the Regional Center area. Properties were evaluated according to Criterion C to determine whether they embodied the distinctive characteristics of a specific type, period, or method of construction.

As explained above, only buildings which were built historically as apartments or flats were considered for this nomination. Hotels, row town houses, and duplex doubles were not considered eligible for inclusion. Apartments and flats within the Regional Center area, but which were already listed in the National Register in

the Chatham Arch Historic District, were also excluded. One apartment has been destroyed and one had been listed twice. Starting with an initial 47 common use properties, ARC and SAR & A examined each building in order to determine each property's physical integrity, using the National Register's criteria of location, design, setting, materials, workmanship, feeling, and association. The principal test used to determine eligibility on the basis of physical integrity was whether a specific property still retained a high percentage of its original historic physical materials (brick, limestone, leaded glass, etc.), and its architectural design features (cornices, moldings, doorways, etc.). Properties which no longer possessed their essential historic materials and design features were excluded. For example, the Coburn, at 205 East New York Street, had its large, projecting metal cornice removed and its street level windows had been radically altered. Other properties, such as the Avondale, the Deauville, and the Eugenia, also did not meet the integrity test because they have lost many of the original exterior and interior features that determined their style and quality. Another exclusion, Rafert Flats, had been considerably altered by later in-fill brickwork in the doors and windows and by removal of its architectural cornices and moldings. The Celeste, at 402-404 East New York Street, was excluded on the basis of the fact that its original facade bay windows had been replaced by later aluminum panels. Several properties, such as the Legacy, and the Spink (Conquistador), 824 North Capitol Avenue, and 1036-1044 North Illinois Street, simply lacked the overall quality of architectural design and workmanship needed to be eligible. In general, to be included in this nomination a property had to possess enough of its essential historic physical features to convey clearly its past purpose, character and style, and its quality of design, workmanship, and materials. Evaluation of integrity was based, also, upon the technical knowledge and professional training and experience of the two preservation firms involved, ARC, and SAR & A.

The nomination format was developed in cooperation with the State Historic Preservation Office. The 37 thematic properties which follow are arranged chronologically by their known year or approximate (circa) year of construction. For instance, an apartment or flat documented to have been built in 1905 was considered older than an apartment or flat where only an approximate construction date of 1905 could be determined. The documented 1905 structure was placed ahead of the circa 1905 building on the final chronological list.

Once this final chronological list was established, each structure was assigned a sequential number from 1 to 37. Number 1, the Sid-Mar of 1887, was the earliest documented structure in the thematic group; the 1929 Wyndham, number 37, was found to be the most recent. These numbers were also used to identify the exact location of all the apartments and flats on the detailed site map used by the Regional Center Historic Preservation Subcommittee in 1981. It should be understood that precise dates would replace approximate circa dates, if new information becomes known. This chronological list should be considered alterable, although great effort was expended, initially, to provide historical accuracy. See property list under Item 2. Location.

The essential physical, historical, and geographical data for each of the 37 thematic structures is presented, all together, on one or two continuation sheets. The historic name and site address of each property is provided, along with the name and address of the current owner. Each property has its own brief physical description and short summary statement of history and significance. Every property lists its specific geographic data, including acreage, quadrangle name and scale, UTM references, and legal verbal boundary descriptions. At least one recent 8" x 10", black and white glossy photograph is provided for each property, and where useful historic photographs were available, these are included, as well.





City government responded to the needs of the growing community, supporting a fine police department which by 1902 employed one hundred eighty-nine persons. The city was divided into forty-two police districts and each was patrolled twenty-four hours a day. The fire department grew in response to two disastrous fires in the 1890's-- the Bowman-Merrill fire which killed twelve and the Surgical Institute fire which killed nineteen patients, mostly children. These disasters prompted the City Council to pass fire codes requiring accessible exits and abundant fire escapes. In 1904 the Council passed a law prohibiting the future construction of frame buildings in the central city area and, in fact, all apartments in this nomination are constructed of brick. By 1902 the city was divided into thirty-two fire districts with a fire company serving each.

With the framework of government for stability, police and fire departments for protection, a stable economic base with opportunities for employment and advancement, institutions of higher learning for education, and public services for daily comfort, the city of Indianapolis was an inviting place to locate and build a better life. These factors, developing between 1880 and 1900, were directly responsible for the rapid population growth revealed in the census figures for 1890-1920 and the subsequent construction of much-needed apartment flats.

The post Civil War years, of increasing economical stability and growth saw a steady increase in the population of the city, with an increase of approximately 55,000 persons over the period between 1870 and 1890. Beginning with 1890, however, the population increased at an average rate of 43% over each ten year census period to 1920 (see Table 2). This pattern in itself reflected a similar national growth pattern. The difference in the case of Indianapolis was that the percentage of foreign born population was decreasing for those years.

Indianapolis, like the rest of the nation, had experienced a large foreign immigration to the city during the 1840's and 50's. Due to political instability and the disastrous economic situation of those decades, many Europeans, especially those from Germany and Great Britain, fled to the United States. The city welcomed these immigrants who quickly became successful and productive citizens. Early immigrants, though U.S. citizens by the time of the census period of 1890-1920, were counted as "foreign born" and their numbers are reflected in the percentage of foreign population for those years. As the immigrants of the 1840's and 50's died the foreign born population declined (see Table 3). The city continued to welcome new citizens, with significant numbers of Eastern Europeans coming to the city between 1900 and 1915, but the large numbers of the previous immigration period were never repeated.

Population growth after 1880 was due almost entirely to the movement of rural dwellers to the city and its opportunities for financial advancement. The "coming of age" of the American Industrial Revolution offered the opportunity of education, financial and social advancement as never before. Indianapolis, with all the institutional means for success securely in place, was a very inviting city in which to locate.

Housing for the new city dwellers and for the significant numbers of young from city families who wished to establish themselves in homes and careers was obviously needed. In the years after the Civil War those not owning homes depended on rental property, especially row houses and boarding houses, for living quarters. With the increased

TABLE 2  
INDIANAPOLIS POPULATION FIGURES, 1890-1920

CENSUS YEAR	TOTAL		MALE	FEMALE
	Number	Percent Increase	Number	Number
1890	105,436	40.4	52,303	53,133
1900	169,164	60.4	83,523	85,641
1910	233,650	38.1	116,069	117,069
1920	314,194	34.4	155,839	158,355

SOURCES: Indiana's Changing Population 1880-1980,  
Indiana State Board of Health, 1982; Census of  
Population, 1890-1920, U.S. Bureau of the Census.

TABLE 3  
INDIANAPOLIS FOREIGN BORN POPULATION FIGURES, 1890-1920

CENSUS YEAR	TOTAL POPULATION	FOREIGN BORN	
	Number	Number	Percent of Total
1890	105,436	14,487	13.7
1900	169,164	17,122	10.1
1910	233,650	19,767	8.4
1920	314,194	16,958	5.4

SOURCE: Census of Population, 1890-1920, U.S.  
Bureau of the Census.

#3

numbers of potential renters came the need for other forms of housing. According to an Indianapolis News article of December, 1905, entitled, "Indianapolis Keeps Building Apartments," the city's first "modern" apartment, the Delaware, was constructed about 1885 at the corner of Delaware and Michigan Streets. It has since been destroyed. The great popularity of these buildings began with the construction of the Blacherne in 1895. Owned by Gen. Lew Wallace and said to have been constructed with the royalties from Ben Hur, the Blacherne immediately became a fashionable residence for the city's social and financial leaders, evidenced by 42 entries in the 1906 Blue Book—the city's Social Register—under the heading, "The Blacherne." Gen. Wallace, himself, lived there during the winter social season—rather unusual because Indianapolis apartment owners seldom lived in their buildings.

The quick success of the Blacherne assured the future success of apartments in general, and forward-looking investors and developers began a building boom that lasted for ten years. A News article appearing in January of 1905 lamented the rapid growth in numbers of apartments and flats and questioned the advisability of such dwellings, voicing a concern for the negative effect these dwellings had on the cityscape. Recalling that Indianapolis was known as "a city of homes," the unidentified author feared the title might be lost if the rate of apartment construction continued at its current rate. The article concludes with the listing of 165 flats that were within the downtown center. Twelve of the first 14 buildings in this nomination were included on that list. Only the commercial/flats Sid-Mar and Delaware Flats were excluded.

The warning of dire consequences seems not to have been heeded by investors and renters, for the Indianapolis News ran a full page article at the end of the year, again discussing the apartment boom. The December 9, 1905, article states that the striking feature of that year's apartment growth was the extension of construction beyond the so-called "flat district" bounded by New York, New Jersey, Illinois and North Streets into the residential areas. Citing that "52 temples of concentrated life have been added to the City during the past year," the article states that 27 brick or stone flats, 16 frame flats, and nine commercial/flats were built during the year with a total value of \$676,000. Seventeen, nearly half of the apartments in this nomination, had been constructed by the time this article appeared, with 12 built between 1900 and 1905. Again, the negative consequences of apartment dwelling were discussed and this time the author cited a collapse of the family and the loss of the joys of home ownership. The editors of the newspaper seemed to feel the world was in danger of losing "the art of fire-building" and the joys of lawn mowing due to the increased numbers of people choosing to live in apartments. It is evident that no one else saw these losses as particularly alarming and the paper ceased to comment further on the apartment increases.

That life in America was changing in the first quarter of the 20th century is fact, and that family life in particular was affected has also been noted. The large families needed and welcomed on the farm were less desirable in the city. The Indianapolis census figures for the years 1890-1920 mark a small but steady decline in family size (see Table 4). Whether or not increased apartment dwelling was responsible for the decline is debatable. Apartments did, however, offer affordable, decent housing for those wishing to establish a career before marrying or having children.



TABLE 4  
INDIANAPOLIS FAMILY SIZE AND DWELLINGS FIGURES, 1890-1920

CENSUS YEAR	FAMILIES		DWELLINGS	
	Number	Persons Per	Number	Persons Per
1890	23,063	4.5	21,138	4.9
1900	39,710	4.3	36,160	4.7
1910	58,645	4.0	53,359	4.4
1920	81,256	3.9	71,648	4.4

SOURCE: Census of Population, 1890-1920, U.S. Bureau  
of the Census.

Beginning in the early part of the century apartments became increasingly attractive to single women who were just emerging as an important element in the work force. By the First World War, when womanpower in the workforce was most desperately needed, apartment dwelling had become an acceptable choice for single working women. Between the years 1887-1929 (as represented by these thirty-seven apartment buildings) the impact of women on rental property had drastically increased. In the early years of apartment popularity, single women residents tended to be widows and they were far outnumbered by couples and single men. By the 1929 construction of the Devonshire, women had become an important segment of the renting public. Of the Devonshire's thirty-four original occupants, one-half were single women.

Young men moving to the city from rural areas had traditionally been boarders in private homes during the nineteenth century. The advent of apartments and flats provided an alternative. Apartments, which at the writing of the December, 1905 News article, were strictly defined as a "suite of 2-3 rooms" and excluded a kitchen, were extremely popular with young men. The Emelie and the Martens contained apartments. Young married couples and retired couples favored flats. These usually consisted of five to seven rooms including a kitchen and dining room and allowed a life style similar to a single family dwelling. Newly married couples that twenty years before might have been forced by economic necessity to live with parents now had the alternative of flats. Retired couples, widows and widowers no longer wishing to maintain the family home but not wishing to surrender the independence of a residence of their own also found flats a desirable alternative. The Alexandra, the St. Clair and the Colonial are all excellent examples of the early twentieth century flats found in this nomination.

Slowly, during the next few years the definitions of apartment and flat began to draw closer together. In the 1910 Indianapolis Blue Book a separate list of fashionable "Apartment Houses" is presented. Listed among the sixty-two buildings are the Glencoe and the Sylvania. Both are "Eastern" flat types and appeared in earlier City Directories as "flats." By the 1920's the word apartment was the accepted label given to multi-unit rental properties and the usage of "flat" disappeared. The Devonshire, the Dartmouth, and the Wyndham were all advertised as "apartments" and all included kitchens.

In a 1926 article appearing in the Indianapolis News, William Herschell wrote of apartments and apartment life over its thirty-year history in the city, noting that although the rapid construction of apartments seen in the early part of the century had slowed, the popularity of apartment living had continued. He described typical apartment dwellers as single workers or young marrieds and even commented on a change in social customs that he felt was brought on by apartment dwelling. He saw the increased popularity of clubs as a direct result of the limited space for entertaining in apartments. "Meeting at the club," he felt, had become an acceptable and popular alternative to home entertaining.

The apartment buildings in this nomination fall into three building type categories.

1. Commercial/Flat--buildings utilizing the street level as commercial space with upper stories divided into apartments.
2. "Eastern" Flat--buildings designed after the three-story, two-flat-per-floor type popular in the eastern United States.

3. Multi-Storied Apartment--buildings of over three stories with more than ten flats per floor.

#1,2 The commercial/flat building type is represented in the earliest buildings in this nomination. The Sid-Mar and Delaware Flats, both built in 1887, are excellent examples of this dual-use building type. In Indianapolis the commercial/flat was especially favored for high-traffic, multi-purpose, secondary commercial streets. Away from the banking/business areas of the Circle, Washington and Pennsylvania Streets, the upper stories were less desirable as office space and more readily used as flats. The street level, because of heavy foot-traffic, was still most  
#12,7 advantageously used for commercial space. The Emelie and the Martens are excellent examples of early twentieth century commercial/flats. Less common  
#33 as the century progressed, especially as the automobile was changing the daily life of America, the Alameda is the only example of the commercial/flat building type found in this nomination that was built after 1920.

The "Eastern" flat is so named from a 1905 Indianapolis News article where it is described as "a form of apartment-house....in favor in the east." The article continues to describe it as "...consisting of two flats of five to seven rooms on  
#6,16 each of the floors" with two to three stories the standard. The St. Clair, the Lodge,  
#18 and the Pennsylvania are excellent examples of the basic "Eastern" flat, popular with the owner/investor as it required only a standard city lot and the expense of an elevator could be avoided. The variations on this basic configuration were many and diverse. The first was the flat plus sleeping rooms combination. This type was usually of three stories with the prescribed two flats of five to seven rooms on the first floor. The upper stories were given to sleeping rooms that were rented along with the first floor flat directly beneath. These sleeping rooms were then let by the occupant of the first floor flat. An example of this type "Eastern" flat is the  
#4 Wil-Fra-Mar, built after 1887. The "Eastern" flat type was also easily enlarged as  
#9 the owner/investor's means allowed. The Alexandra is an excellent example of an enlarged "Eastern" flat. This large building with multi-entrances has but two flats per floor at each entrance. As the century progressed the "Eastern" flat type remained as only two to three stories high and only two apartments wide but it began to extend back from the street allowing for four to eight apartments per floor. The  
#36, Devonshire and the Chadwick are excellent examples of the later version of the "East-  
29 ern" flat type.

# The multi-storied apartment building type utilizes the improved building materials and techniques common in Indianapolis after the First World War. The increased financial means of the large apartment developers of this period allowed them to construct  
#31,28 buildings far beyond the means of the small, single building investors more common  
#37,35 prior to the war. The Ambassador, the Spink, the Wyndham, and the Dartmouth were all constructed by real estate developers or investors of considerable means. Requiring longer construction periods and greater numbers of workers with increased skills, the financing of these buildings demanded the workings of corporations. The popularity of this building type heralded the end of the small six to twelve unit building and ended active participation by the small owner/investor in the development of downtown apartment real estate.

In the earliest days of the city building tended to be haphazard, developing along

the most traveled roads. Washington Street quickly became the major business thoroughfare and residences sprang up randomly around the emerging business district. One of the earliest developers of real estate was John S. Spann. The firm he organized, John S. Spann & Co., was the leader in residential development in the city throughout the nineteenth century. As the popularity of apartments and flats grew at the end of the century, Spann & Co. also became involved in the sale and management of apartments. Although only one apartment yet identified, the Argyle (National Register Chatham Arch Historic District), was actually constructed by the firm, it did own and manage many apartments, since demolished, in the downtown area. It was the success of this firm that encouraged two of the major apartment developers represented in this nomination.

- #18. George William Brown, whose Pennsylvania apartment at 919 North Pennsylvania is the earliest building in this nomination representing the efforts of a major apartment developer, began his business career as a clerk and bookkeeper in Bowen and Stewart bookstore. Later working in the family grocery and founding a family shoe store, he did not enter the real estate business until 1890. That year he organized the German-American Building Association, serving as secretary for twenty years. During this time he became actively involved in the development of real estate, especially in the area of apartment construction. Represented in this nomination are the #18, #22,26 Pennsylvania (1906), the Vienna (1908) and Delaware Courts (1916-1917). A native of Indianapolis, son of German immigrants of the 1850's, Brown was active in city politics and social activities until his retirement in the 1920's.

- The second major developer of Indianapolis apartments, E. G. Spink, arrived in the city in 1904 to supervise the construction of Dr. Fletcher's sanatorium, Neuronhurst. Edgar George Spink's sister was Dr. Fletcher's partner and was instrumental in his appointment to construct the facility. Spink organized the Home Building & Realty Company soon after his arrival and immediately began contracting for the construction of apartments. The Lodge (1905), the earliest apartment representing Spink's #16 involvement in Indianapolis apartment development, was built for Caleb N. Lodge. By 1912 Spink had organized the E. G. Spink Company and by 1914 the company was solely involved in the construction of apartments and hotels. In 1923 Indianapolis Men of Affairs stated that E. G. Spink Company "was one of the few building organizations of Indianapolis that continued without cessation to erect additional apartment buildings #28 to meet the urgent demand of the public." The Spink (Jefferson) of 1921-22 is an excellent example of his buildings. The same publication states that by 1923 Spink had constructed sixty apartments in the city and fifty-seven were under his management. These buildings were "occupied by more than 4,000 residents of Indianapolis." Spink is credited with strengthening the popularity of the apartment in the city, especially responding to the needs of single women, older couples and the newly married by providing comfortable, attractive residences at affordable rents. At the time of Spink's death in 1927 the value of the buildings he had erected in Indianapolis was estimated at \$11,000,000. Earlier that year he had sold twenty of his apartment buildings to T. A. Moynhan for \$1,800,000.

During the early years of this century private investors were actively involved in the development of this area of Indianapolis real estate. The majority of the buildings in this thematic group represent their private efforts. Most of them were



wealthy, politically and socially prominent citizens of the city. The apartments constructed by them most often represent a single venture into real estate and several of the city's largest contracting firms were involved in the construction of the buildings. Investors such as Mrs. Robert Zener (the Colonial, 1900),  
#8 Frederick Schmid (the Emelie, 1902) and Elizabeth Palmer (the Sylvania, 1906)  
12,20 relied on the established contracting firms of the city for design and construction.

John A. Schumaker, the earliest contractor identified as a builder of an apartment  
#8 in this group (the Colonial, 1900), was born in Germany and came to this country in 1861. Arriving in Indianapolis to form a partnership with his brother-in-law William Jungclaus he began a career known for high quality work. In 1895 the partnership of Jungclaus & Schumaker was dissolved so that each man could bring a son into the business. Schumaker and his sons continued as John A. Schumaker Co. and it was their firm that constructed the Colonial for Mrs. Zener. A large building of fine design, it to this day attests to the quality of the work executed by the father and son business.

William Jungclaus was probably the city's foremost contractor of the age. The German born builder was responsible for the construction of the Majestic Building (National Register) in 1896, Merchant's National Bank (National Register), 1906-1910, and the Masonic Temple. President of William Jungclaus & Sons after the dissolution of his partnership with Schumaker, he constructed  
#20 the Sylvania (1906) for Elizabeth Palmer. The firm serves today as Jungclaus and Campbell.

Brandt Brothers & Co., organized in 1899, were contractors for the construction  
12,22 of the Emelie (1902) and George W. Brown's Vienna (1908). The brothers, Louis and Henry, were German immigrants and were especially involved in fine residential construction. Besides constructing the Lilly Mansion on Sunset Lane and the Frederick Ayres home on North Meridian Street, Brandt Brothers Co. constructed the John Herron Art Institute which survives today as Herron School of Art.

Nuerge & Reinking was chosen by developer George W. Brown to construct the  
#18 Pennsylvania (1906). Charles Nuerge and Henry Reinking, both sons of German immigrants to Indiana, came to the city in 1871 to begin contracting work. One of the largest contractors in Indianapolis at the end of the nineteenth century, they were active through the Midwest constructing buildings and factories as far away as Des Moines, Iowa.

With advanced building techniques and materials and a demand for larger buildings developing in the twentieth century, the role of private investors in the development of apartment real estate diminished. Large firms involved in the total development of property began to control the industry. Edgar Spink pioneered the concept of combined apartment building and management, and in the 1920's two newcomers in apartment development emerged. The first, Thomas A. Moynahan, began as a contractor with Moynahan Construction Co. By 1923 and the construction of the Ambassador, Moynahan Properties, Inc. had begun to construct and acquire apartments for management. In 1927 Moynahan purchased twenty apartment buildings from the retiring Spink. Two years later he built the second of his apartments which  
#36 are represented in this thematic group, the Devonshire. During his long career

#31 Moynahan built the Chamber of Commerce building as well as the interior of the Indiana World War Memorial. At his death in 1957 Moynahan Properties owned and managed twenty apartment buildings from the firm's office located in the Ambassador.

#32 Two of the most recent apartments in this group are outstanding examples of the efforts of the Foster Engineering Company's work for developer and investor F. Rolland Buck. Buck, Indiana representative for the Joseph T. Reyerson Company, Chicago, was the son of a wealthy Michigan industrialist. Using capital received from his father, Buck formed corporations for the financing and management of each of the four large  
#37 apartments he constructed in downtown Indianapolis. The Shelton, built in 1925, was Buck's first apartment in the city. The collaborative efforts of Buck and Foster Engineering (the Shelton's contractor) also produced large apartments in 1927 and 1928. The final apartment in this group, the Wyndham, was the last building constructed by the team. Buck managed to retain ownership of the Wyndham, built in 1929 and completed just weeks before the Stock Market Crash, and the three earlier apartments throughout the Depression. Having lost his job and a great deal of his fortune, Buck personally managed and maintained the apartments until he was able to recover financially. At his retirement in the 1960's, the four buildings were sold.

Foster Engineering was the result of the collaborative efforts of Charles B. Foster and his son C. Wilbur. Charles, a close friend of Frank Lloyd Wright, worked with the architect as mechanical engineer for the Larkin Building in Buffalo, New York and in the rebuilding of the Wright home, Taliesin, in Spring Green, Wisconsin. Arriving in Indianapolis in 1919, Charles was the designer and patent holder of a structural concrete system called "unit slab construction." He was actively involved in construction of all types in the city until his death in 1932. At that time, his nephew, Charles E. Nourse, who had been active in the business since 1923, entered into a partnership with C. Wilbur and the firm survives under the management of grandson C. Wayne Foster.

NAME: The Sid-Mar  
LOCATION: 401-403 Massachusetts Avenue  
OWNER: James H. Newlin  
ADDRESS: 7105 South McLain Drive, Indianapolis, Indiana 46217

MAP NUMBER: 1

#### 7. DESCRIPTION:

On the northeast corner of the diagonal intersection of East Vermont Street and Massachusetts Avenue is the triangular-shaped, three-story commercial/flats building known as the Sid-Mar (Photo 1 of 42). Built in 1887, the style is typically commercial Italianate. Constructed of common bond brick (now painted) and limestone trim, the west facade at the street level has large rectangular window openings (altered) for commercial use. THE "I" beams with small rosettes are still in place. The windows on the second and third stories use Italianate segmental rowlock arches above and smooth limestone sills below. A small cove stringcourse divides the two upper stories. The west and south facades terminate in two slightly projecting double rows of corbelled bricks. There may have been a metal Italianate style cornice attached here. Two polygonal bays were added later (date not determined) to the Vermont Street facade. Several windows have been bricked in along this side of the building.

#### 8. SIGNIFICANCE:

The Sid-Mar at 401-403 Massachusetts Avenue, is the oldest building in this group. It is a significant example of the first building type presented in this nomination--the commercial/flats building. Shown as "under construction" on the 1887 Sanborn Insurance Map, the Sid-Mar was probably built by Rezin R. Hammond. Hammond purchased a building permit in April of 1887 authorizing the construction of a "business and houses block" at Massachusetts Avenue and Vermont Street. Hammond, in the grocery and real estate business according to the 1887 Polk's City Directory, was the owner/builder of the 1874 Hammond Block (National Register) at Massachusetts Avenue and New York Street. Hammond died in 1897 and was buried in Crown Hill Cemetery.

The second owner of the Sid-Mar was William Frankfort. Between 1905 and 1917 he operated a tavern, "The Point," at 401 and a clothing store at 403 Massachusetts Avenue as well as living in flat number three with his wife and family. At Frankfort's death in 1917, the property was transferred to his son Sidney, who was probably responsible for naming the building the "Sid-Mar" in 1916. The name might have been derived from the names of Sidney and his brother Martin. The building remained in the Frankfort family until after 1941.

The 1914 Polk's City Directory reveals the occupants of the flats to be typical of the apartment dwellers of the time. Several widows and retired couples occupied the building along with the Frankfort family and two working women--one a clerk and the other a stenographer at Merchant's National Bank. Throughout the years since 1914 the commercial space at 403 has been let to a variety of businesses from doctors to insurance agencies. The 401 address, however, has continuously served as a tavern, making this structure, already included in the National Register Massachusetts Avenue Commercial District, an important focal point for neighborhood activity.

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Indianapolis, Indiana

CONTINUATION SHEET

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NAME: The Sid-Mar  
LOCATION: 401 Massachusetts Avenue  
OWNER: James H. Newlin  
ADDRESS: 7105 South McLain Drive, Indianapolis, Indiana 46217

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MAP NUMBER: 1

10. GEOGRAPHICAL DATA:

Acreage: Less than one acre

Quadrangle Name: Indianapolis West

Quadrangle Scale: 1:24,000

UTM REFERENCES:

16 572640 4402660

Zone Easting Northing

BOUNDARY DESCRIPTION:

Parcel 1-01-22567. Sixty-six Feet on Massachusetts Avenue, Seventeen Feet on Vermont Street, Southwest Corner Block Eighteen. Key Code 81-034-011.

NAME: Delaware Flats  
LOCATION: 120-128 North Delaware Street  
OWNER: Peter J. Page  
ADDRESS: 11210 Lakeshore Drive, East, Carmel, Indiana 46032

MAP NUMBER: 2

## 7. DESCRIPTION:

Along the west side of North Delaware Street between Market and Ohio Streets are several contiguous commercial buildings which, according to the Sanborn (1887) and Baist (1899) maps, were built on Dancy's Subdivision. The three-story, ten bay brick (now painted) and limestone (also painted) commercial flats building (Photo 2 of 42) at 120-128 North Delaware was built about 1887 in the late nineteenth century Classical Revival style. The first story street level is still used for small commercial shops. Much of the original cast iron framing with its dentil cornice and wood window framing survives. At 126-128 the cast iron is covered over with painted aluminum. The second and third story fenestration is organized as slightly projecting 1/1 paired bay windows in an A-B-A-A-B-A rhythm. A two story blank arch supported on Corinthian pilasters, the B unit, separates the paired A units. The second story is divided from the third by checkerwork panels. The attic above the third story has a dentil cornice with an interlaced frieze.

## 8. SIGNIFICANCE:

Part of this building's significance lies in the location of the structure. It is one of the few buildings of its type to survive in the heart of downtown Indianapolis. It is also an excellent example of the dual purpose flat with commercial space on the street level and rooms on the upper stories. The building also possesses significance in its role in the commercial/real estate development of the city. Because of its location directly across from the City Market (National Register), the County Courthouse, and Tomlinson Hall, the commercial spaces have been continuously rented to thriving small businesses. At one time in the early part of the century, probably due to the proximity of the Market, both commercial spaces were occupied by successful restaurants. Carl B. Nimal operated the restaurant at 122 while Fred A. Worth, who also lived in the building, had his establishment in 126. The renters of the flats, like those of the commercial spaces, took advantage of the building's central location. Many owners of stands and small businesses in the Market and adjacent Tomlinson Hall lived in the building. Mary J. Carlisle, a widow and dealer in pickles, butter and produce, lived here from 1897 until 1914.

Appearing as "under construction" on the Sanborn Insurance Map of 1887 the original owner/builder is not clear. The Building Permit Fee Book index lists four permits issued from September of 1886 to May of 1887 for new construction in the block of Delaware Street located between Market and Ohio Streets. Each of these permits lists the proposed new structure as a "business and houses block." Two of the permit purchasers, Margaret Grote and C. Mauer, do not appear in the City Directory. P. Lieber, purchaser of a May, 1887 permit, owned and operated a brewery. The last, a Francis M. Rottler, manufactured harnesses and was a dealer in turf goods.



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Indianapolis, Indiana

CONTINUATION SHEET

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NAME: Delaware Flats

MAP NUMBER: 2

LOCATION: 120-128 North Delaware Street

OWNER: Peter J. Page

ADDRESS: 11210 Lakeshore Drive, East, Carmel, Indiana 46032

10. GEOGRAPHICAL DATA:

Acreage: Less than one acre

Quadrangle Name: Indianapolis West

Quadrangle Scale: 1:24,000

UTM REFERENCES:

16          572420          4402240

Zone          Easting          Northing

BOUNDARY DESCRIPTION:

Parcel 1-01-15487. Dancy's Subdivision, Lot Four, Block Forty-four. Key Code  
81-017-016.

NAME: The Blacherne  
LOCATION: 402 North Meridian Street  
OWNER: Paul Tipps, General Partner, Blacherne Associates  
ADDRESS: 3038 North Federal Highway, Fort Lauderdale, Florida 33306

MAP NUMBER: 3

#### 7. DESCRIPTION:

At the northwest corner of North Meridian and West Vermont Streets stands the Blacherne (Photo 3 of 42), a large seven-story apartment building constructed of red pressed brick resting on a quarry face limestone foundation. The principle east and south facades are accented by stone lintels and sills and one-over-one rectangular sash windows. The structure is six bays wide on Meridian Street where the street entrance occurs and fifteen bays wide on the Vermont Street side. The building's most distinctive feature is the use of two circular projecting bays of three windows each that are located at the southeast and southwest Vermont Street corners. These tourelle-like corner projections extended from the second through the seventh story have wide corbeled bases of limestone carved in intricate foliar mozarabic-like patterns enwreathing human and animal heads and a plaque with the name BLACHÈRNE. Four segmental curved projecting bays on similiarly carved corbeled bases with paired one-over-one sash windows occur at the second through the sixth floor levels. One bay is asymmetrically placed on the Meridian Street facade. The other three are used on the Vermont Street side. The Meridian Street entrance is based on the idea of a medieval Romanesque portal. A large semicircular quarry face limestone arch with a lion's head keystone rests solidly on two squat limestone colonettes. Recessed firestair courts on the south facade rise the full height of seven stories and terminate in semicircular arches of guaged brick voussoirs and stone hood moldings. Above the banded seventh floor which is the only story lacking stone lintels, a metal modillion cornice projects below a plain brick parapet wall.

#### 8. SIGNIFICANCE:

Built in 1895, the Blacherne was Indianapolis' first "modern" flat structure. Possessing significance in the areas of architecture and commercial/real estate development, the Blacherne is the earliest example in this nomination of the multi-level apartment type unusual in Indianapolis during this time period. Because the larger, multi-storied buildings required an elevator as well as a large capital investment, few investors in the city were able to afford such an undertaking. There are, however, three early examples of this building type constructed in the city prior to World War I--the Blacherne, the Rink, and the Savoy. One investor, nevertheless, possessed the sophistication as well as the capital to undertake such a project. Lew Wallace, author, diplomat, and soldier, was by 1895 a figure of national importance. A brilliant general in the Civil War, the ambitious and talented Hoosier penned Ben Hur (1880) with critical and financial success. Indianapolis newspapers, heralding the construction of the Blacherne, stated that the building was financed with the profits from this early Christian epic. The name Blacherne was taken from another of Wallace's novels, The Prince of India (1893). Written during Wallace's stay in Constantinople as U.S. Minister to Turkey, Constantine's Palace--the Blacherne--is the setting for much of the story. Upon

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LOCATION: 402 North Meridian Street  
OWNER: Paul Tipps, General Partner, Blacherne Associates  
ADDRESS: 3038 North Federal Highway, Fort Lauderdale, Florida 33306

MAP NUMBER: 3

his retirement from public life in 1894, Wallace returned to his native Indiana, constructed the Blacherne, and divided his remaining years between his home in Crawfordsville and his apartment at the Blacherne itself. Born in Brookville in 1827, the son of Indiana governor David Wallace, Lew served the United States in the Mexican and Civil Wars, was governor of the territory of New Mexico, and later was appointed minister to Turkey. One of the most widely read and honored authors of his age, Wallace died in Crawfordsville in 1905.

The Blacherne immediately became one of the most fashionable addresses in the city. A large building containing fifty-eight apartments, the Blacherne was quickly occupied by the city's elite citizenry. The Indianapolis Blue Book, the social register of the city's most wealthy and socially prominent residents published yearly, listed forty-nine families of status residing at the Blacherne in its first year of occupancy. The building continued to be a fashionable address into the mid-twentieth century. Purchased from General Wallace's heirs by Edgar G. Spink (see 8. Significance, page 19), the apartment was operated in conjunction with the neighboring Spink Arms Hotel built in 1921.

10. GEOGRAPHICAL DATA:

Acreage: Less than one acre

Quadrangle Name: Indianapolis West

Quadrangle Scale: 1:24,000

UTM REFERENCES:

16	572110	4402670
Zone	Easting	Northing

BOUNDARY DESCRIPTION:

Parcel 101-1099886. Sixty-one Feet by Two Hundred Two and a half Feet, Begin South East Corner, Square Fifteen. Key Code 80-005-011-01.

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NAME: The Wil-Fra-Mar  
LOCATION: 318-320 East Vermont Street  
OWNER: J. Anthony & Allen Simmonds  
ADDRESS: 801 North Pennsylvania Street, Apt. C, Indianapolis, Indiana 46204

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MAP NUMBER: 4

7. DESCRIPTION:

The letters WIL-FRA-MAR are carved in the limestone above the double arch entrances to this three-story, six bay, yellow brick flats building (Photo 4 of 42) at 318-320 East Vermont Street. The double entries are recessed. Two floral corbel stones support the smooth limestone surround. All the windows use rough quarry face lintels above and smooth face sills below. The window openings at the street level are two bays wide. Brick corbeling projects slightly at the top. There is a narrow metal cornice with a small attic parapet above. The style of this building is a stripped down commercial version of Lombard Romanesque Revival.

8. SIGNIFICANCE:

The Wil-Fra-Mar is a significant example of a variation of the "Eastern" type flat building represented in this district. The three-story structure is divided into two flats on the first floor while the upper stories contain sleeping rooms. This variation is more common on the East coast but is the only example of this building type in this nomination.

The structure, which does not appear on the Sanborn Insurance Map of 1887, is present on both the 1897 Sanborn and the Baist's Real Estate Map of 1898. Because the building permit records of the 1890's are incomplete and the records for several years have been destroyed, the exact date of construction and the original owner of the Wil-Fra-Mar has not yet been determined. The building may possibly have been named by William Frankfort who owned the Sid-Mar (located at the corner of Massachusetts and Vermont) from 1905 and whose son was named Martin. Situated on Vermont Street, this building is already listed in the National Register Massachusetts Avenue Commercial District.

10. GEOGRAPHICAL DATA:

Acreage: Less than one acre

Quadrangle Name: Indianapolis West

Quadrangle Scale: 1:24,000

UTM REFERENCES:

16	572690	4402660
Zone	Easting	Northing

BOUNDARY DESCRIPTION:

Parcel 1-01-84892. Forty-one and One Tenth Feet on Vermont Street, Forty-three Feet Northwest of a Line Beginning One Hundred Nine Feet East of the Intersection of Massachusetts Avenue and Vermont Street, Block Nineteen. Key Code 81-034-013.





NAME: The Savoy  
LOCATION: 36 West Vermont Street  
OWNER: Paul Tipps, General Partner, Savoy-Hoosier Associates  
ADDRESS: 3038 North Federal Highway, Fort Lauderdale, Florida 33306

MAP NUMBER: 5

7. DESCRIPTION:

Six stories high above a raised basement, the Savoy Apartment Building (Photo 5 of 42 ) rises to a height of seventy-four feet. Faced with buff-colored brick, the majority of decorative detailing of the main Vermont Street facade--the window lintels, the foundation, and the entryway arch--is of rock faced limestone construction popular during the 1890s. The symmetrical facade of three bays corresponds to the internal firewalls that divide the building longitudinally. Originally there were twelve flats--two per floor with one to either side of the central stairway corridor. At the second through fourth floors, the oriels of the east and west bays contain diagonally placed rectangular windows and terminate in metal cornices. Above these oriels there are triple windows on the fifth and sixth floors. Those of the top floor are arched and enframed in a Romanesque Revival manner. A bracketed metal cornice above a dentil frieze completes the architectural design.

8. SIGNIFICANCE:

The Savoy is important historically as being among the first generation of apartment buildings in Indianapolis. It was constructed in 1897-1898 for \$60,000 by the Home Investment Company, a partnership which included among others Benjamin Nysewander, an attorney, and Sarah P. Thornburgh, the proprietor of the Oriental Hotel. Due to an interruption in the building's erection, its construction history is well documented by a series of mechanics liens filed in February of 1898. Providers of materials included the Jonesboro Brickworks, John J. Johnson, who was a local brick manufacturer, and the Foster Lumber Company. The carpentry was done by partners William W. Penhorwood and James McClimom. The general contractor, Peter C. Weyenburg, had been active in the construction trades in Indianapolis since his arrival in the city in 1887 after years of construction experience throughout the West. He was particularly knowledgeable about cement work which he had learned in Denver, Colorado during that city's boom years.

Architect Thomas A. Winterrowd's solution to the incorporation of flats into a multi-story building was one that became common in later years of apartment building. To either side of a central hallway ran two flats per floor through the entire length of the building. The exterior symmetry of the three-bay-wide facade helps to express this internal arrangement. The flats were generous in size, being five or six rooms each. At the time, Winterrowd himself was a participant in the new life style of apartment living by residing in Emmett Flats. Called in his obituary in 1925, "one of the pioneer architects of Indianapolis," Winterrowd primarily designed domestic residences but was especially known for two of his theaters, the Alhambra and the Orpheum, both of which were razed more than 50 years ago. Active in practice in Indianapolis from 1890 until 1925, he was succeeded by his architect son, Victor H. Winterrowd.

Adding to the historical significance of the building are some of its early tenants

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NAME: The Savoy  
LOCATION: 36 West Vermont Street  
OWNER: Paul Tipps, General Partner, Savoy-Hoosier Associates  
ADDRESS: 3038 North Federal Highway, Fort Lauderdale, Florida 33306

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MAP NUMBER: 5

who were prominent in the community. Lewis Brown, Ph.D., rector of St. Paul's Episcopal Church for thirty-five years, was a resident of the Savoy for nearly twenty-five. According to his obituary, Reverend Brown was "known to thousands of persons throughout the state and city." An active Mason and Scottish Rite member, Brown was the founder of St. Margaret's Guild, an eleemosynary institution that continues its charitable works today. Another locally important tenant was attorney James E. Deery who served as City Judge from 1914 to 1918, City Attorney from 1930 to 1934, Corporation Counsel from 1935 to 1937, and City Controller from 1939 to 1943. Other tenants of note included John H. Emrich of the Emrich Furniture Company, Jacob B. Weber, president of the White Swan Distilling Company, and Pearson Mendenhall, president of the Marion County Realty Company. Mendenhall was also an officer of the Gibraltar Realty Company which in 1926 sold the Savoy to Dr. Goethe Link.

10. GEOGRAPHICAL DATA:

Acreage: Less than one acre

Quadrangle Name: Indianapolis West

Quadrangle Scale: 1:24,000

UTM REFERENCES:

16            572040            4402680

Zone        Easting        Northing

BOUNDARY DESCRIPTION:

Parcel 10-42372. Eighty Feet South Line by Eighty-two and a half Feet Southwest Corner, Block Fifteen. Fifty Feet South Line by Eighty-two and a half Feet East of Fifty Feet South West Corner, Block Fifteen. Key Code 80-005-009.

NAME: The St. Clair  
LOCATION: 109 West St. Clair Street  
OWNER: The St. Clair Apartment Company  
ADDRESS: 423 Massachusetts Avenue, Indianapolis, Indiana 46204

MAP NUMBER: 6

## 7. DESCRIPTION:

The St. Clair (Photo 6 of 42) is a three-story, five bay, H-shaped, brick and limestone apartment building. The principle facade faces north on West St. Clair Street. The name ST. CLAIR, after General Arthur St. Clair (1736?-1818), Revolutionary soldier and first governor of the Northwest Territory which included Indiana, is carved prominently over the semi-circular limestone entrance. The building is raised five feet above ground level to allow for two basement apartments. The north facade is faced with unusually narrow 13" x 1½" brick.

The outstanding architectural feature of the St. Clair is the use of two colossal Ionic columns in antis which extend through the second and third floors to support the classical entablature above. The columns are flanked either side by Ionic pilasters forming a slightly projecting three bay "screen" behind which the facade is recessed creating balconies on the first, second, and third floors. The main entrance is a large semi-circular seven foot wide limestone arch enclosed by two wood frame glass doors with a semi-circular transom and two side lights. A dripstone molding protects the voussoirs and the ST. CLAIR letters. The first floor is separated from the second and third floors by a finely detailed metal cornice. The third floor terminates in metal Ionic entablature (three part architrave, smooth continuous frieze, and the capitals). Built 1898-99, the north facade can be identified with the Classical Revival style of the American Renaissance movement of the late nineteenth century. The east, west, and south facades are constructed of stretcher bond common red brick with radiating brick lintels and limestone sills. The rear south facade has a projecting staircase tower with oculus windows and shows evidence of earlier wooden balconies on either side.

## 8. SIGNIFICANCE:

The St. Clair possesses significance in the areas of architecture and commerce/real estate development and is an excellent example of the "Eastern" flat building type. The owner of the St. Clair, John James Cooper, was noted at his death in 1906 by the Indianapolis Sentinel for his "liberality and sterling worth in all matters pertaining to the improvement of Indianapolis." Born in Ripley County, Indiana in 1830, Cooper moved to Indianapolis in 1868 and immediately became enmeshed in state politics. A close friend of Thomas A. Hendricks, Indiana's governor between 1873-1877, he ran unsuccessfully for Marion County sheriff in 1876. His attempts to become State Treasurer in 1882 and 1884 were successful. Polk's City Directory lists Cooper as an active real estate agent during the 1870's and 80's. He encouraged, planned, and invested in Indiana interurban lines, owned and managed the Indianapolis Sentinel in the early 1880's, and was President of the United States Encaustic Tile Company, one of the largest manufacturing companies in Indianapolis, from 1886 until his death in 1906. He owned a substantial amount of property

NAME: The St. Clair  
LOCATION: 109 West St. Clair Street  
OWNER: The St. Clair Apartment Company  
ADDRESS: 423 Massachusetts Avenue, Indianapolis, Indiana 46204

MAP NUMBER: 6

including the Eastgate Hotel at the corner of New Jersey and Washington Streets and the St. Clair Apartments. He was listed among the socially elite in the Indianapolis Blue Book as a member of the Commercial, Hendricks, and Indianapolis Country Club (now Woodstock), and for the last eight years of his life resided at 740 North Meridian Street near the corner of St. Clair and Meridian Streets. John James Cooper died on January 18, 1906, age seventy-six, and was buried in socially acceptable Crown Hill Cemetery. His only son Charles, an important and influential Indianapolis attorney, lived in the St. Clair from the time of its completion until the building of a new home at 1740 North Meridian Street in 1905.

The St. Clair, of the second or "Eastern" apartment type, was constructed just west of the Cooper family home. The property abstract indicates the undeveloped land was purchased on January 25, 1897 by J. J. Cooper. The County Permit Index shows that building permit #1886 was issued to Mr. Cooper between 1897 and 1900, giving an estimated building cost of \$12,000. The building was complete by 1899, the year it appears on the Baist's Real Estate Map. The St. Clair was first listed in Polk's City Directory of Indianapolis in 1900. The building, included in the Blue Book's "apartment list" in 1910, was an exclusive address up until the 1940's.

#### 10. GEOGRAPHICAL DATA:

Acreage: Less than one acre

Quadrangle Name: Indianapolis West

Quadrangle Scale: 1:24,000

#### UTM REFERENCES:

16	571930	4403240
Zone	Easting	Northing

#### BOUNDARY DESCRIPTION:

Parcel 1-01-14543. Blake's Subdivision, Fifty-seven Feet West End, Twenty-six Feet North Side, Lot Five, Outlot Thirty-four, Fifty-seven Feet West End, Lot Six, Outlot Thirty-four. Key Code 80-011-019.



NAME: The Martens  
LOCATION: 348-356 Indiana Avenue  
OWNER: Ruth Reid  
ADDRESS: 326 North Senate Avenue, Indianapolis, Indiana 46204

MAP NUMBER: 7

7. DESCRIPTION:

The Martens (Photo 7 of 42) is located on the triangular-shaped block created by the intersection of Indiana and North Senate Avenues and has two principle facades. The larger nineteen bay facade was built on the west side of Indiana Avenue with six commercial shops facing the street. There are two stories of flats above the shops. The name MARTENS is carved in limestone in the center of the attic. Distinctive are the two-story projecting bays with recessed swag panels. The lintels and sills are limestone. Cast-iron pilaster posts and supporting "I" beam framing survive on the first story street level. Classical Revival style details include the four limestone and brick oculus windows accented with quarry face keystones and the recessed panel pilaster-like attic finials. The smaller Senate Avenue eight bay facade has a wide limestone semicircular arch entrance supported on recessed panel pilasters. All three stories were planned as flats. Only slightly projecting bays are used. The lintels and sills are limestone. A small solid limestone lunette arch in the attic repeats the motif from the east facade.

8. SIGNIFICANCE:

The Martens is one of the earliest large, multi-unit (18) flats in this thematic group. Architecturally significant, each of the two street facades of this apartment building represents a different flat type, both qualifying the structure for inclusion in this nomination. The Indiana Avenue facade is of the commercial/flat type, while the Senate Street facade is of the "Eastern" type with three stories, each divided into two flats. The Martens first appears in the Indianapolis City Directory in 1900. The Building Permit Indexes for 1897-99 (the actual permit records have not survived) show Herman E. Martens obtained two building permits, one valued at \$20,000 and the other at \$8,000. In 1900 he obtained a third permit to construct a \$60,000 brick flat at the corner of Meridian and Michigan Streets. It seems safe to assume that the c.1898 permits were issued for the Martens.

After Herman Martens' death in February of 1904, ownership of the building continued in the family under several sons and a daughter until 1924 by which time all had either died or left the city. The family business, run by Herman, Jr. after his father's retirement, was located just south of the Monument Circle at 18-20 North Meridian Street. Schleicher & Martens were listed as dealers in carpets, draperies and wallpaper in the City Directory of 1898. Martens was representative of the many German immigrants to the city prior to the Civil War. Ambitious and hard-working people, they became successful businessmen and productive citizens in Indianapolis.